

From: Claudia Marinai <claudia@stevedavy.com>
Sent: Monday, October 24, 2022 5:14 PM
To: Planning <planning@healdsburg.gov>
Subject: Honor Mansion/ The Ruse PERMIT APPAEL

Dear Planning Commissioners,

For the record, I strongly oppose a conditional use permit for The Ruse on Grove Street. A private membership club with a bar and grill, lounge, alcohol sales for on and off-site consumption, overnight accommodations, and parking for close to 50 vehicles etc. has no place in a residential neighborhood.

I encourage you to review the statements below, copied from **PC RESOLUTION NO. 2022-15**. These statements make it clear that this project is not comparable to "Private recreational parks and swim clubs."

1. The Community Development Director's Determination is consistent with the General Plan, Specific Plan, and the HLUC.
2. The proposed private club differs significantly from the uses typical of "Private recreational parks and swim clubs" in both purpose and intensity. Instead of a primarily recreational focus, the private club would include an approximately 2,400 square foot outdoor dining pavilion with a full kitchen, bar and lounge area. The private club would also provide overnight accommodations to members and would serve full meals, including after hours. The private club would also have the ability to serve beer, wine and spirits onsite, and beer and wine for offsite consumption. While certain recreational features are also proposed, they do not negate the focus or intensity of these other identified uses. Given the social/dining/drinking focus, the proposed private club would not be accurately categorized as a "Private recreational park and swim club."
3. The combination of the proposed recreational uses, the service of meals and alcoholic beverages with a Type 57 License, the number of guests expected to be on the property site at any given time, and overnight accommodations transforms the existing B&B to a more intense commercial use than the existing Residential visitor lodging use and that would not achieve the purpose of the R-1-6,000 as stated in Land Use Code Section 20.08.015.
4. The Planning Commission concludes based on the above facts that there is substantial evidence the private club is accurately classified under the HLUC as a Private Club, Fraternal Lodge and Meeting Hall.

For these reasons, I urge you to uphold the Community Development Director's Land Use Determination and deny the appeal for a permit.

Sincerely,

Claudia Marinai